BILL GARRETT, Davidson County
Trans:T20090055029 DEEDWARR
Recvd: 08/12/09 10:10 2 pgs
Fees:13.00 Taxes:422.17
20090812-0075857

This instrument prepared by:
& Return To.

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of August, 2009, by and betweenWalter H Carter, Trustee For The 1528 Heritage Blvd. Land Trust , party of the first part, and Janettes Stewartunmarried and Nakeith Ayers,unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot Number 16 on the Plan of Heritage View Subdivision Section One, of record in Plat Book 6900 at page 772, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Walter H. Carter, Trustee for the 1528 Heritage View BV Trust, by virtue of that certain Special Warranty Deed Deed dated March 27, 2006, at Instrument No. 20060417-0043017 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2009 Davidson **County real property taxes, being a lien not yet due and payable and Deed of Trust of record at Instrument No. 20060417-0043018, said Register's Office. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

, Trustee

Walter H Carter, Trustee For The 1528 Heritage Blvd. Land Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

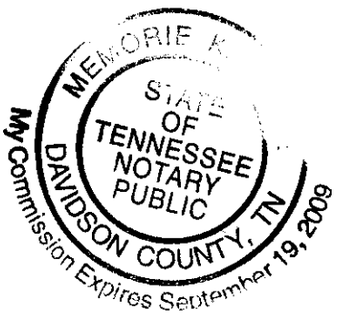
Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Walter H Carter, Trustee For The 1528 Heritage Blvd. Land Trust , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of August, 2009.

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

Notary Public

My Commission Expires: 9-19-09



Property Owner & Address: Janettes Stewart and Nakeith Ayers

1528 Heritage View Blvd
Madison, Tn 37115

Tax Parcel No 04208013400

Property Address: 1528 Heritage View
Madison, TN 37115

MAIL TAX BILLS TO: Walter H. Carter

2200 21st AvenueSouth, Suite 220
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $114,100.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Janettes Stewart
AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of August, 2009.

Memorie K White
Notary Public

My Commission Expires: 9-19-09

